

PLAN ID: MIDTOWN COTTAGE - Option 2 Two-Story Garage Apartment

DESCRIPTION:

2 LEVEL 1 BED 1 BATH WITH GARAGE
512 SQ. FT. PER FLOOR

APPLICABLE CODES:

RESIDENTIAL CODE: 2015 INTERNATIONAL RESIDENTIAL CODE



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COVER SHEET

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A0.1 GENERAL INFORMATION

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CODE RESEARCH



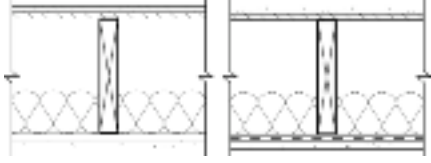
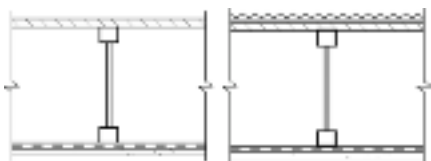
MIDTOWN COTTAGE
Option 2 Two-Story Garage Apartment
BRYAN, TEXAS

JOB NO.
180012
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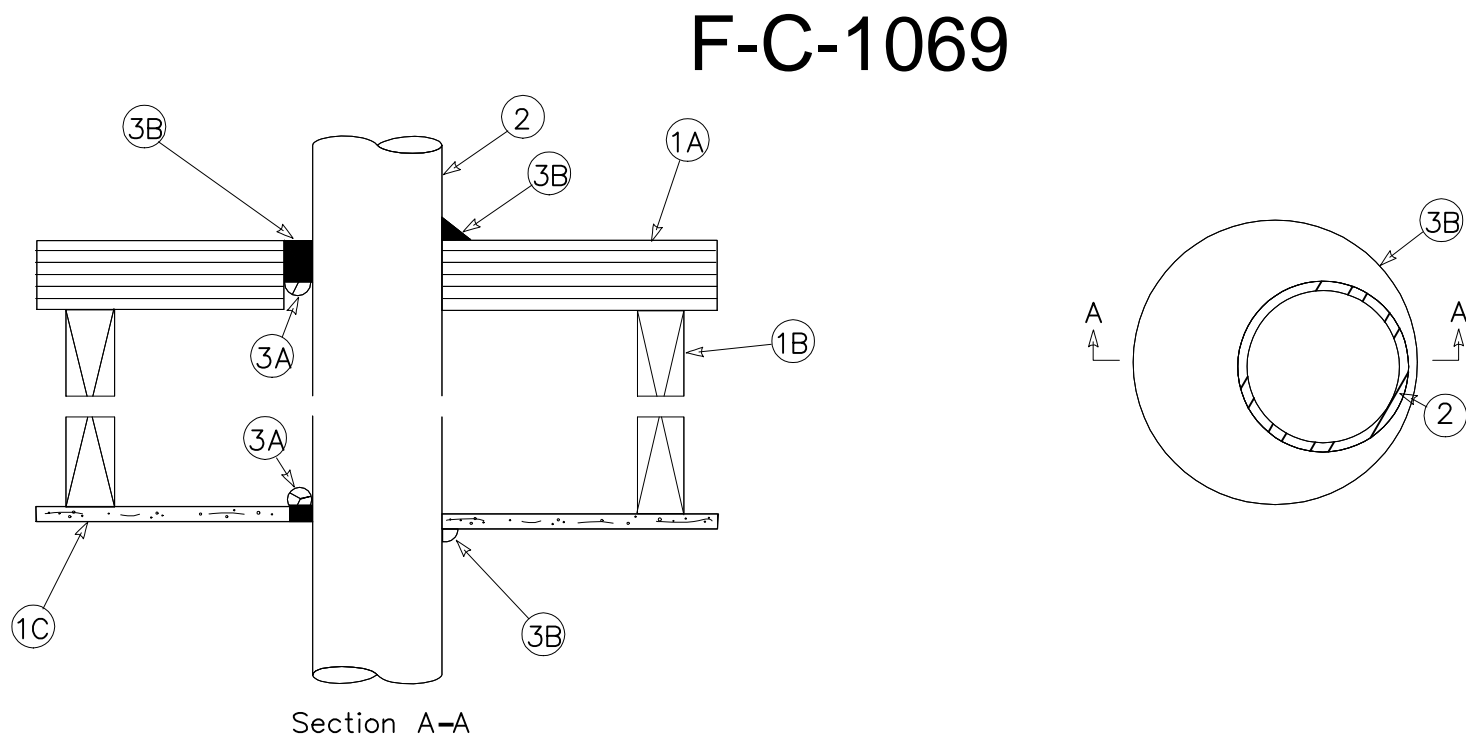
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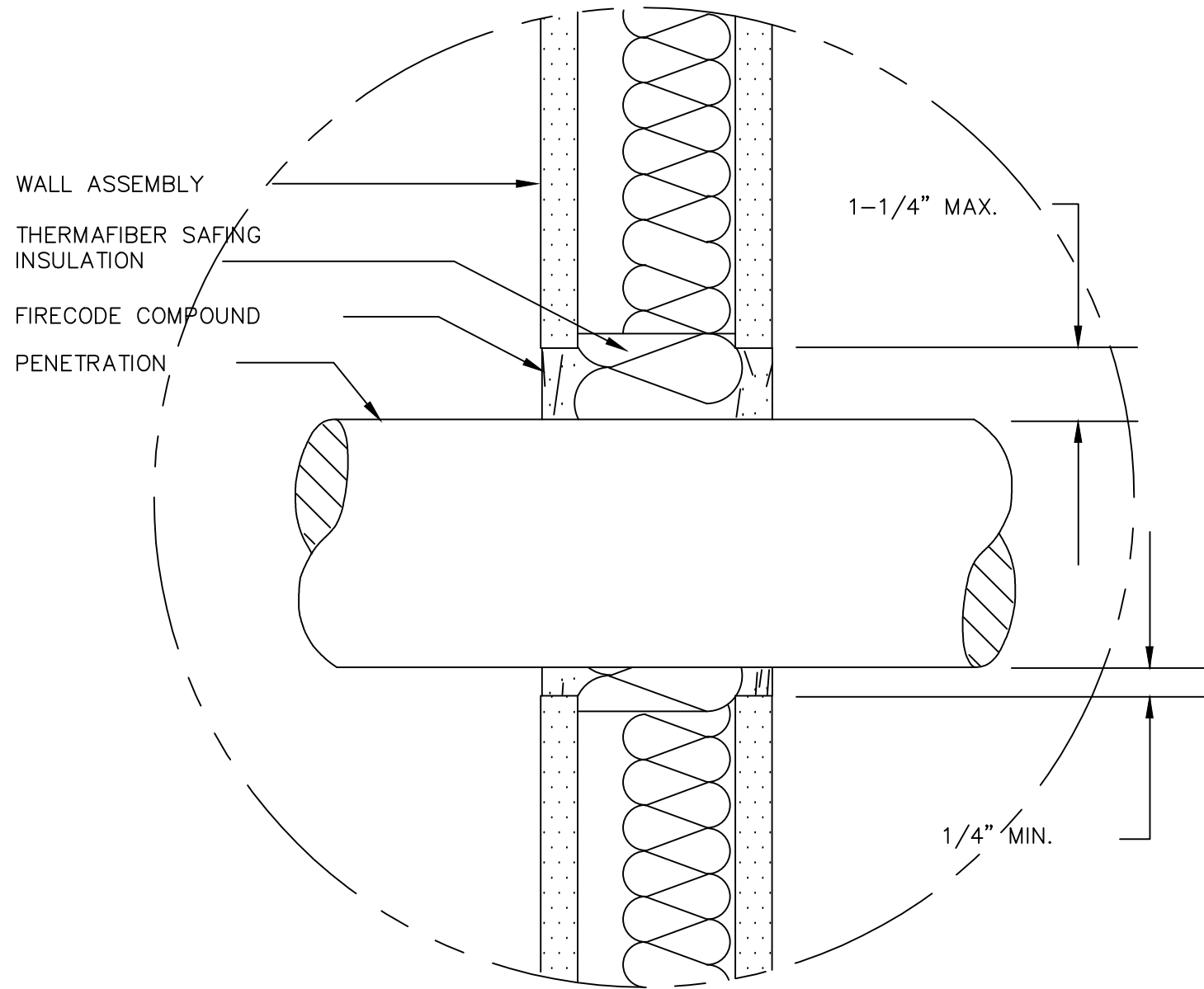
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FLOOR-CEILING SYSTEMS, WOOD FRAMED			
GA FILE NO. FC 5109	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND
WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD			
One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. (16" o.c. when batt insulation is used; 12" o.c. when loose fill insulation is used) with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to nominal 2 x 10 wood joists spaced a maximum of 24" o.c. with 1 1/4" Type S drywall screws. Glass or mineral fiber batt insulation stapled to subfloor or or loose fill insulation applied directly over gypsum board. Wood joists supporting 5/8" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor.		Approx. Ceiling Weight: 3 psf Fire Test: UL R1319, 05NKO4589, 2-4-05; UL R1319, 05NKO9496, 3-31-05; UL Design L569 Sound Test: RAL TL04-97 & 98, 4-22-04; RAL TL04-99, -100, -101, 4-26-04; RAL TL04-109, 4-30-04 IIC & Test: (73 generic C&P), RAL IN04-010, 4-22-04; (52 cushion sheet vinyl) RAL IN04-011, 4-22-04; (51 engineered wood laminate) RAL IN04-012, 4-26-04; (50 cushion sheet vinyl) RAL IN04-013, 4-26-04; (48 generic sheet vinyl) RAL IN04-014, 4-26-04; (45 cushion sheet vinyl & channels spaced 24" o.c.) RAL IN04-015, 4-30-04	
STC and IIC rated with both joists and resilient channels spaced 16" o.c., 3 1/2" glass fiber insulation in joist spaces, 3/4" proprietary gypsum floor topping poured over 1/2" proprietary sound reduction mat, and with finish flooring of C&P, sheet vinyl, and engineered wood laminate.			
PROPRIETARY GYPSUM COMPONENTS United States Gypsum Company - 5/8" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels - LEVELROCK® Brand Floor Underlayment			
GA FILE NO. FC 5111	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND
WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS			
Base layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1 1/4" Type S drywall screws 12" o.c. Resilient channels applied at right angles to minimum 5 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 1/4" Type W drywall screws. Face layer 1/2" type X gypsum wallboard applied at right angles to channels with 1 1/4" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1 1/2" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints. Wood I-joists supporting 5/8" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c.		Approx. Ceiling Weight: 5 psf Fire Test: NRCC A-4440.1 (Revised), 6-24-97 Sound Test: NRCC B-3150.2, 6-30-00 IIC & Test: (68 C & P) NRCC B-3150.2, 6-30-00	
STC and IIC tested with 40 oz carpet over 1/4" foam pad.			

*Contact the manufacturer for more detailed information on proprietary products.



- Floor/ceiling assembly:
 - Flooring system: 5/8" thick plywood/2"x 4" continuous wood decking.
 - Wood joist: Nom. 2" x 10" lumber joist.
 - Ceiling system: 1 layer of 5/8" gypsum wallboard, per UL Design.
- Metallic pipe:
 - Steel pipe: 8" diameter (or smaller) schedule 40 (or heavier) steel pipe.
 - Iron pipe: 8" diameter (or smaller) cast or ductile iron pipe.
 - Conduit: 4" diameter (or smaller) electrical metallic tubing (EMT) or steel conduit.
 - Copper tubing: 4" diameter (or smaller) Type L (or heavier) copper tubing.
 - Copper pipe: 4" diameter (or smaller) regular (or heavier) copper pipe. Annular space from minimum 0" to maximum 7/8".
- Forming and fire stop materials:
 - Forming material (optional): Foam backer rod packed into opening as a permanent form.
 - Type IA: Minimum 1/2" thick sealant applied within the annulus, flush with the top of the floor and bottom of the ceiling assemblies. Additional sealant to be applied such that a minimum 1/2" crown is formed around the penetrating item.



WALL ASSEMBLY
U.L. SYSTEM NO. 605
SCALE: HALF DATE: 1/27/94
UNITED STATES GYPSUM COMPANY
This wall system, unless noted, must not be used without a complete evaluation to ensure proper installation in every fire resistance rating situation.

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Wall Bracing Simplified

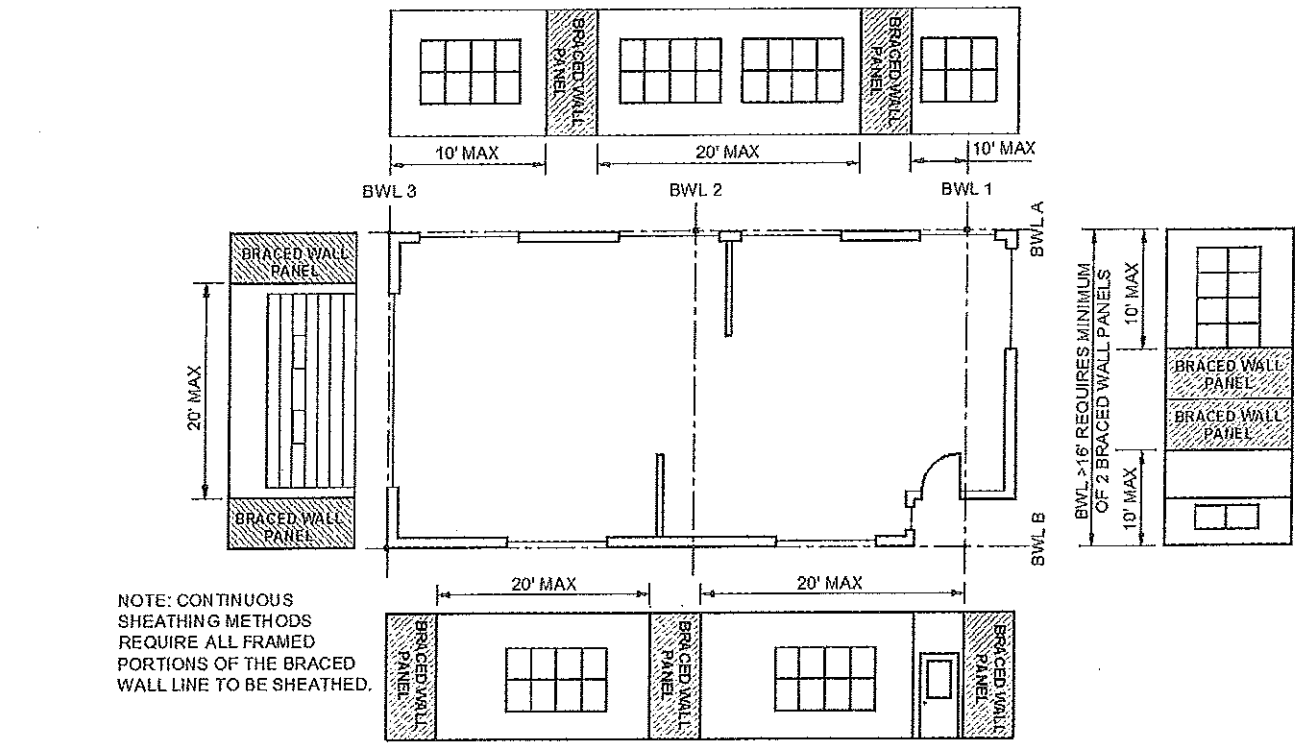
The following options are for narrow wall bracing adjacent to door / window openings and when a 4' braced panel cannot be achieved within 10' of building corners and every 20' of wall length:

Option #1:

Continuous sheathed method (CS-G) R603.10.4:

- 8' plate = 24" wide braced wall panel
- 9' plate = 27" wide braced wall panel
- 10' plate = 30" wide braced wall panel
- 10' plate = 33" wide braced wall panel
- 12' plate = 36" wide braced wall panel

WALL CONSTRUCTION



For ST: 1 inch = 304.8 mm.

FIGURE R602.10.2.2
LOCATION OF BRACED WALL PANELS

Wall Bracing Simplified

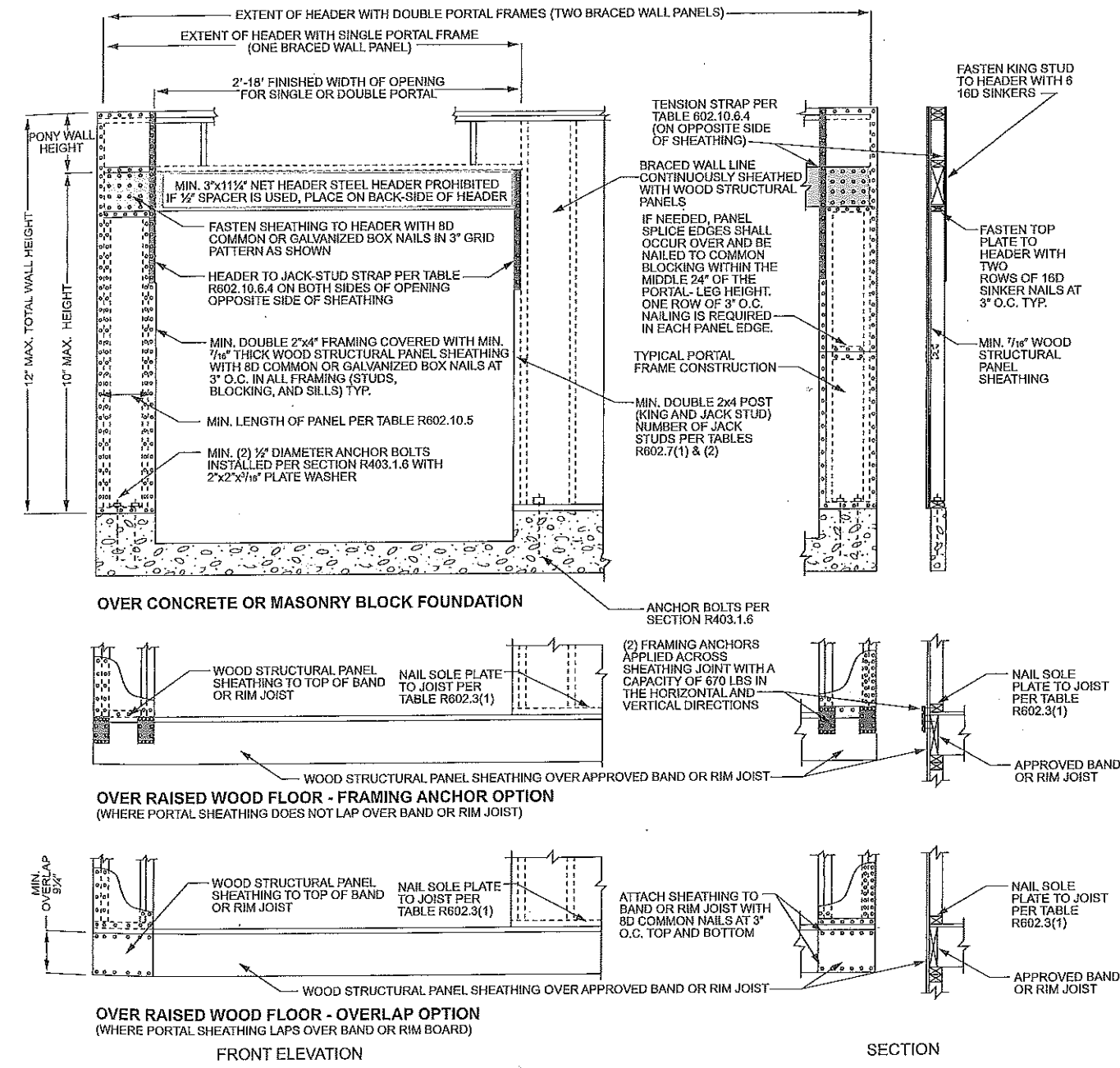
Option # 5

Continuous Sheathed Portal Frame (CS-PF), R602.10.6.4

- 8' plate = 16" wide braced wall panel
- 9' plate = 18" wide braced wall panel
- 10' plate = 20" wide braced wall panel
- 11' plate = 22" wide braced wall panel
- 12' plate = 24" wide braced wall panel

*Special straps required per Figure R602.10.6.4

*Braced wall panels within 10' of corners and every 20' on wall length



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

Wall Bracing Simplified

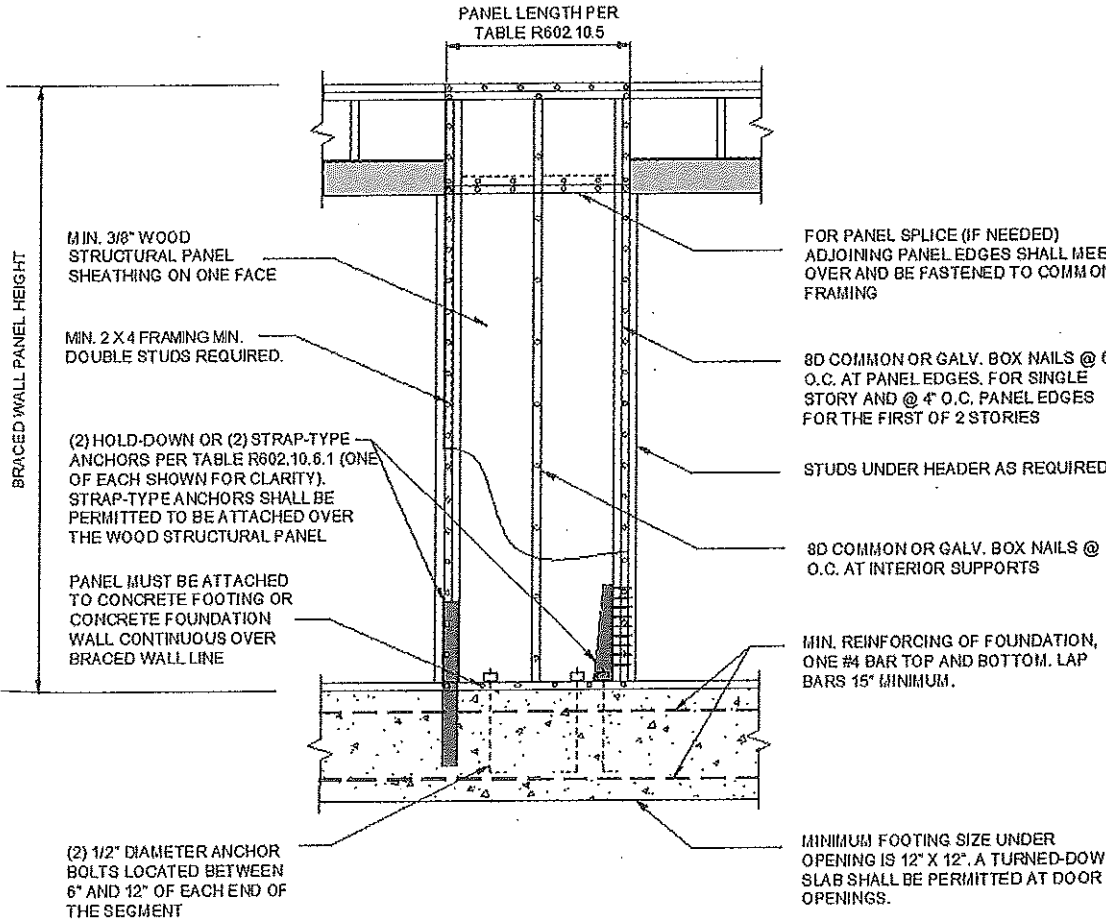
Option #2:

Alternate Braced Wall Panel (ABW) 602.10.6.1:

- 8' plate = 28" wide braced wall panel
- 9' plate = 32" wide braced wall panel
- 10' plate = 34" wide braced wall panel
- 12' plate = 42" wide braced wall panel

*Special straps required per Figure R602.10.6.1

*Braced wall panels within 10' of corners and every 20' on wall length



For ST: 1 inch = 25.4 mm.

FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

2015 INTERNATIONAL RESIDENTIAL CODE®

Wall Bracing Simplified

Option #3:

Portal Frame with Hold-Downs (PFH), R602.10.6.2:

Supporting roof only:

- 8' plate = 16" wide braced wall panel
- 9' plate = 16" wide braced wall panel
- 10' plate = 16" wide braced wall panel
- 11' plate = 18" wide braced wall panel
- 12' plate = 20" wide braced wall panel

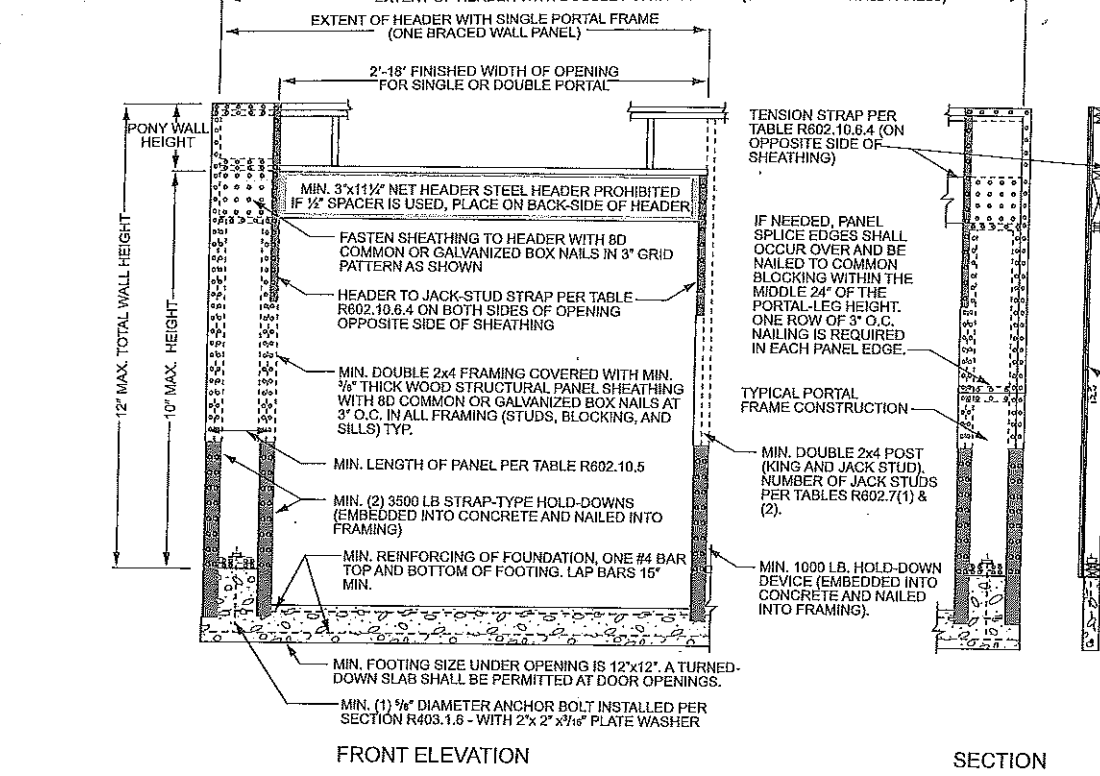
Two story:

- 8' plate = 24" wide braced wall panel
- 9' plate = 24" wide braced wall panel
- 10' plate = 24" wide braced wall panel
- 11' plate = 27" wide braced wall panel
- 12' plate = 29" wide braced wall panel

*Special straps required per Figure R602.10.6.2

*Braced wall panels within 10' of corners and every 20' on wall length

WALL CONSTRUCTION



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

Wall Bracing Simplified

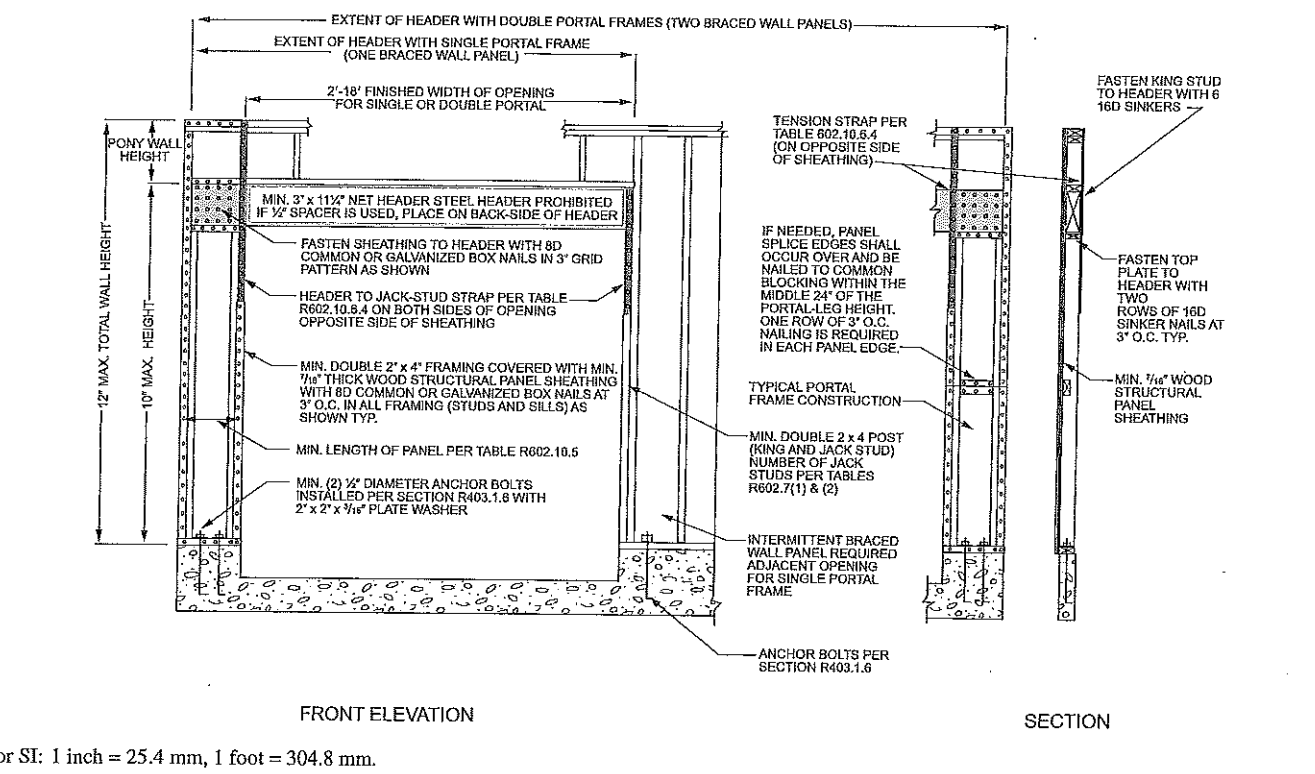
Option #4:

Portal Frame at Garage Opening (PFG), R602.10.6.3

- 8' plate = 24" wide braced wall panel
- 9' plate = 27" wide braced wall panel
- 10' plate = 30" wide braced wall panel
- 11' plate = 33" wide braced wall panel
- 12' plate = 36" wide braced wall panel

*Special straps required per Figure R602.10.6.3

*Braced wall panels within 10' of corners and every 20' on wall length



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

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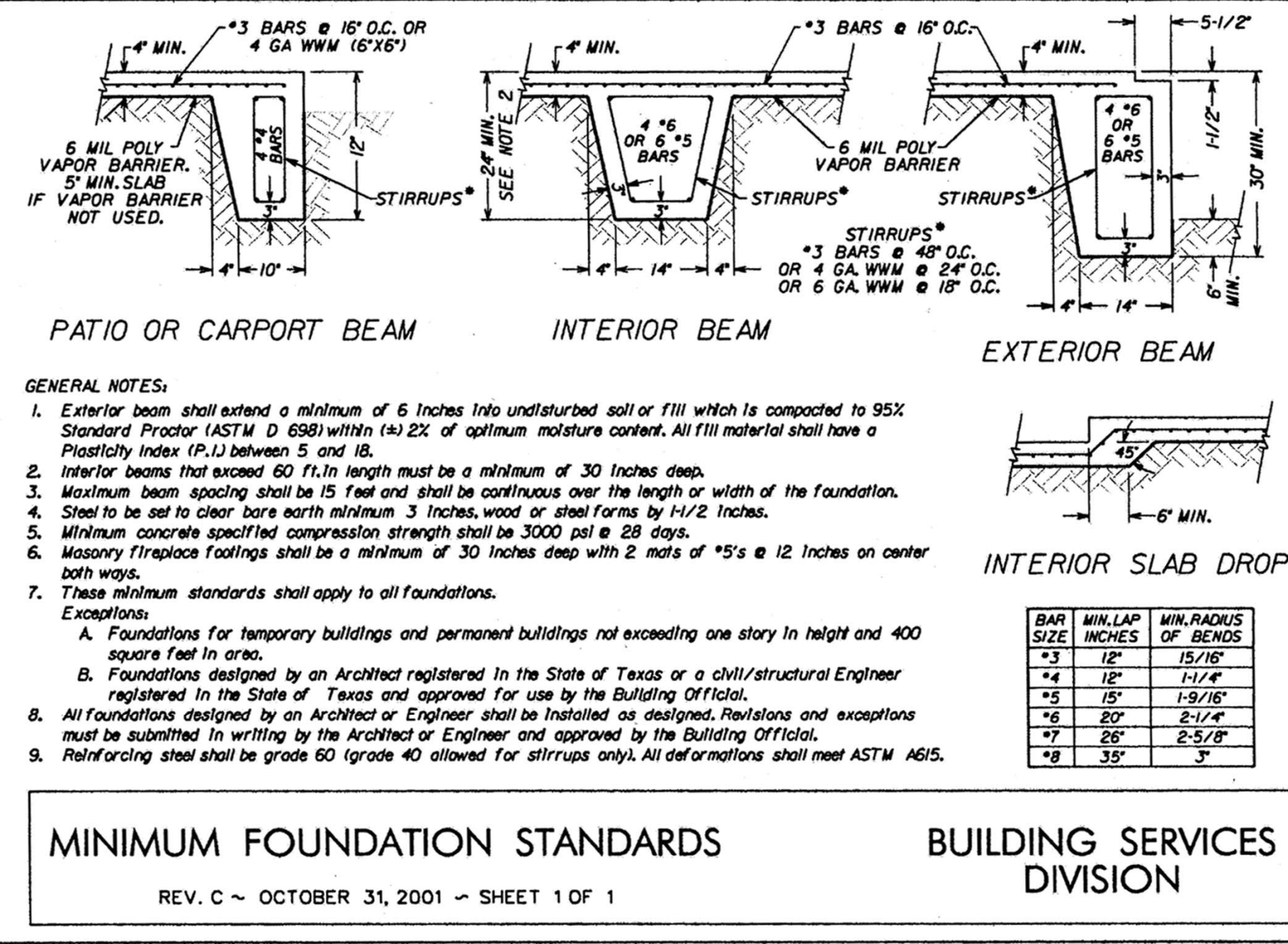
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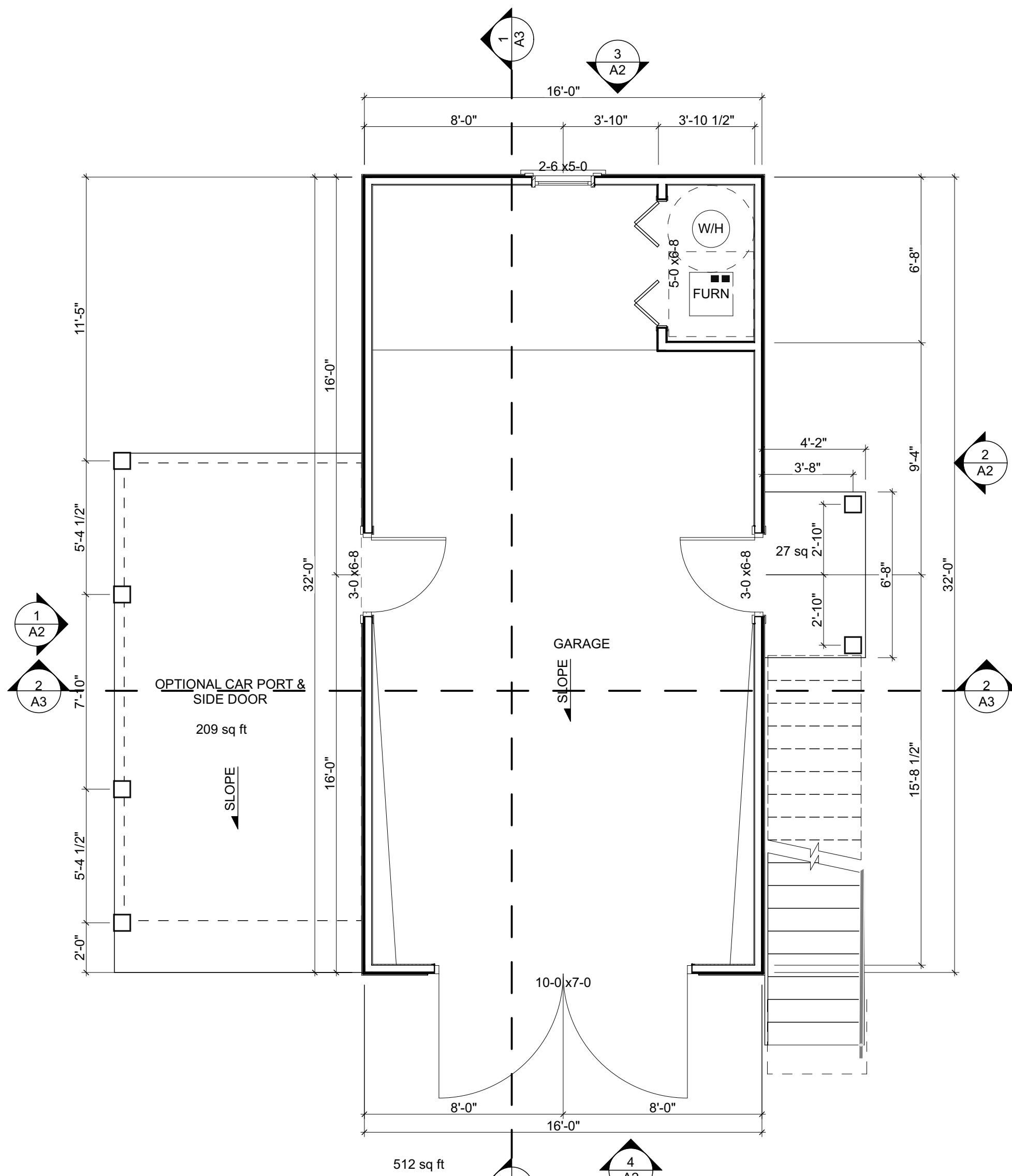
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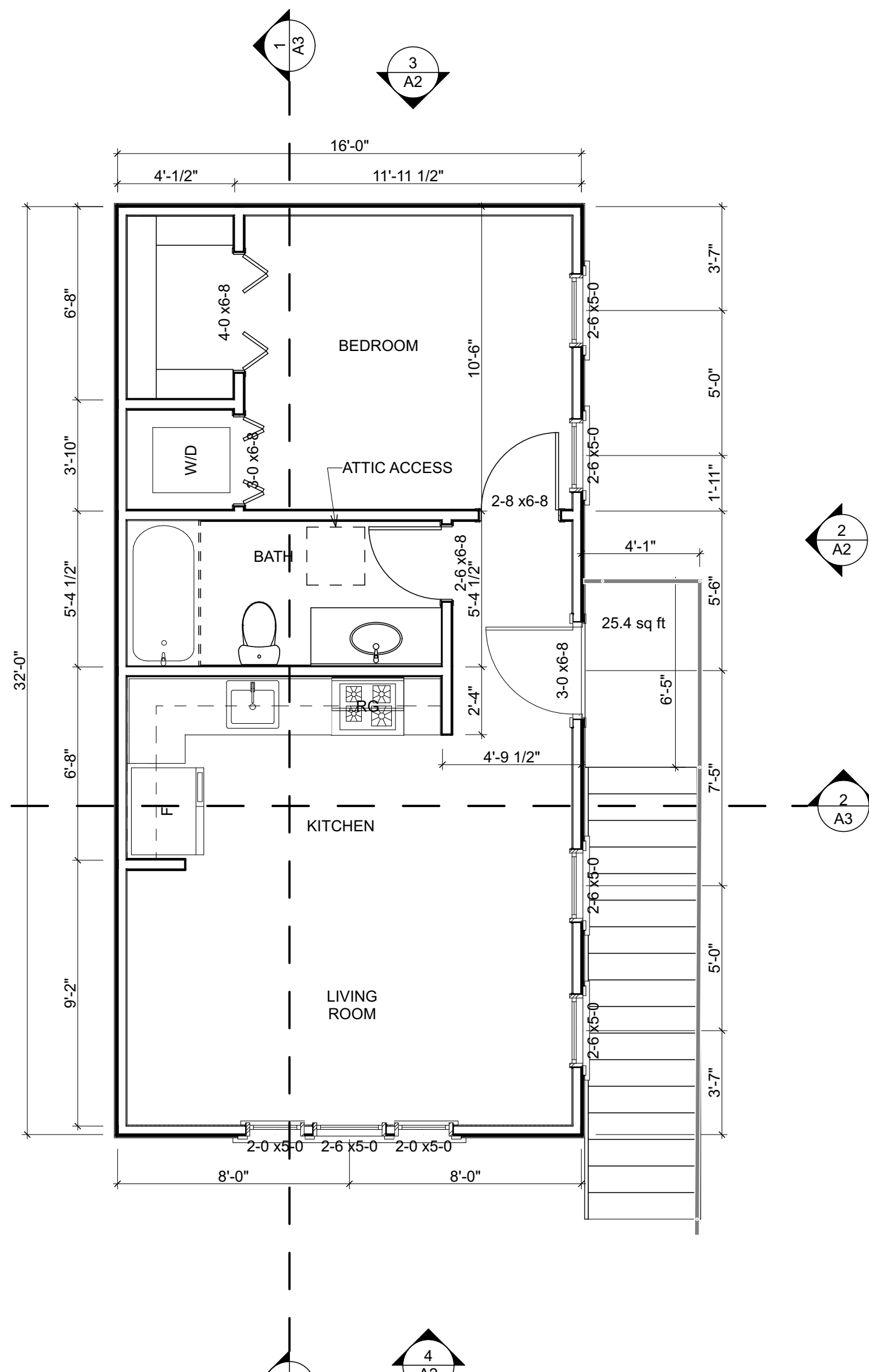


MINIMUM FOUNDATION STANDARDS
REV. C ~ OCTOBER 31, 2001 ~ SHEET 1 OF 1

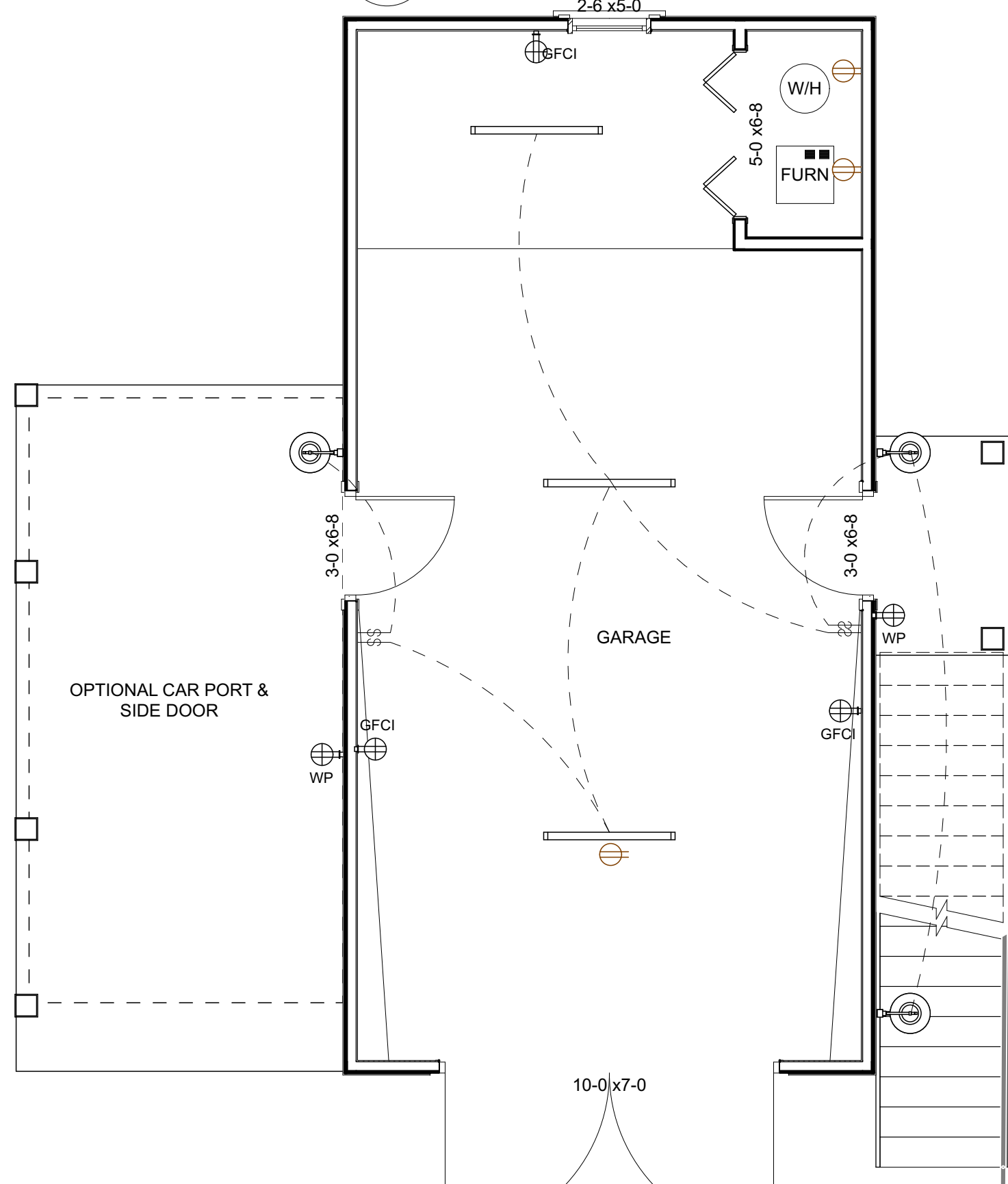
BUILDING SERVICES
DIVISION



1 2 LEVEL 1 BED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



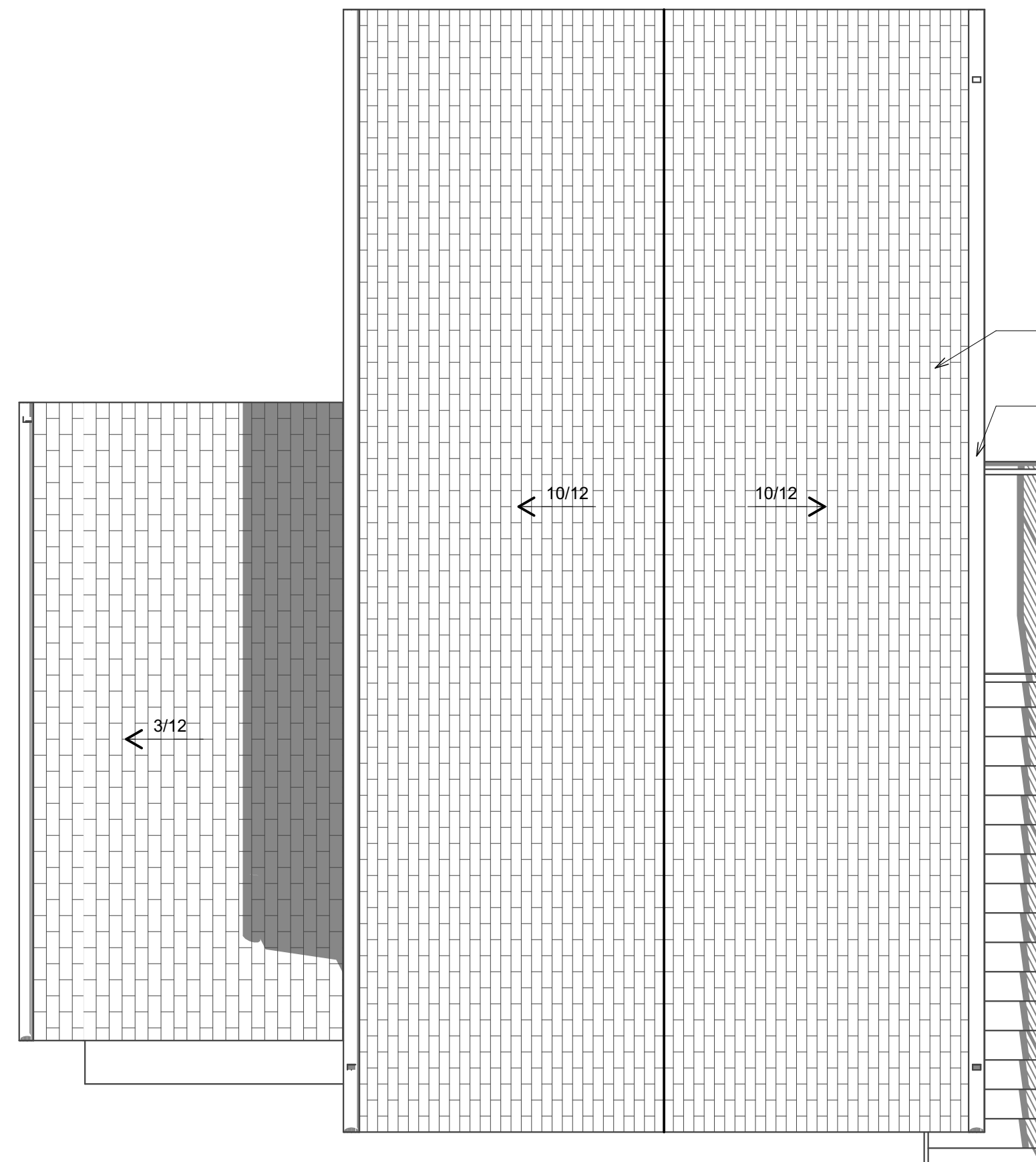
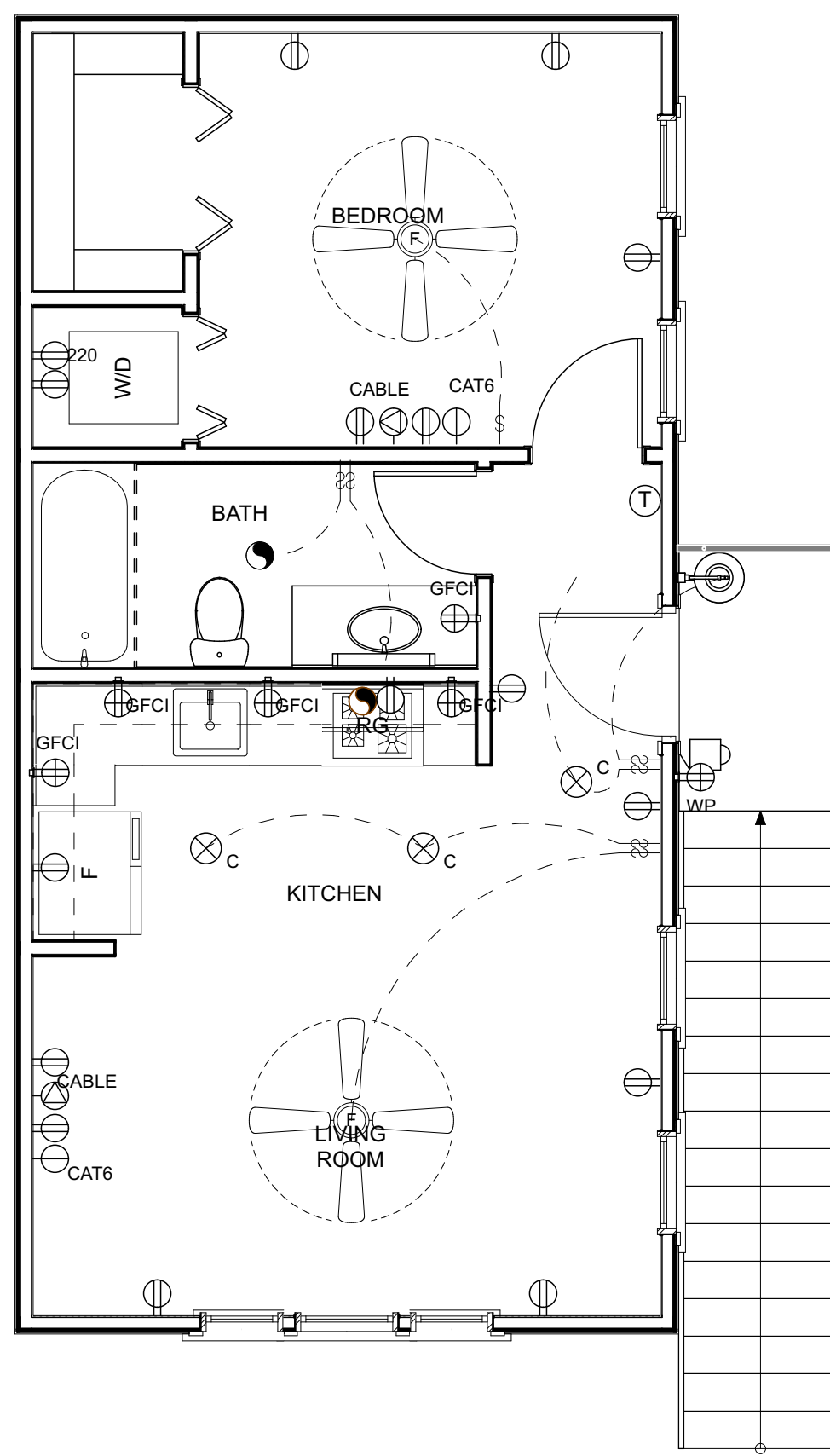
2 2 LEVEL 1 BED GARAGE SECOND FLOOR
SCALE: 1/4" = 1'-0"



3 TYPICAL POWER/LIGHTING FIRST FLOOR GARAGE
SCALE: 1/4" = 1'-0"

POWER/LIGHTING LEGEND	
	CEILING FAN
	DUPLEX OUTLET
	ETHERNET OUTLET
	CABLE OUTLET
	GFCI OUTLET
	220 OUTLET
	WEATHER PROOF OUTLET
	DOOR BELL
	THERMOSTAT
	LIGHT SWITCH
	EXTERIOR WALL MOUNTED LIGHT
	RECESSED CAN LIGHT
	INTERIOR WALL MOUNTED LIGHT
POWER & LIGHTING SHOWN FOR DESIGN INTENT ONLY (POWER & LIGHTING BY OTHERS)	

4 TYPICAL POWER/LIGHTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 2 LEVEL 1 BED GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

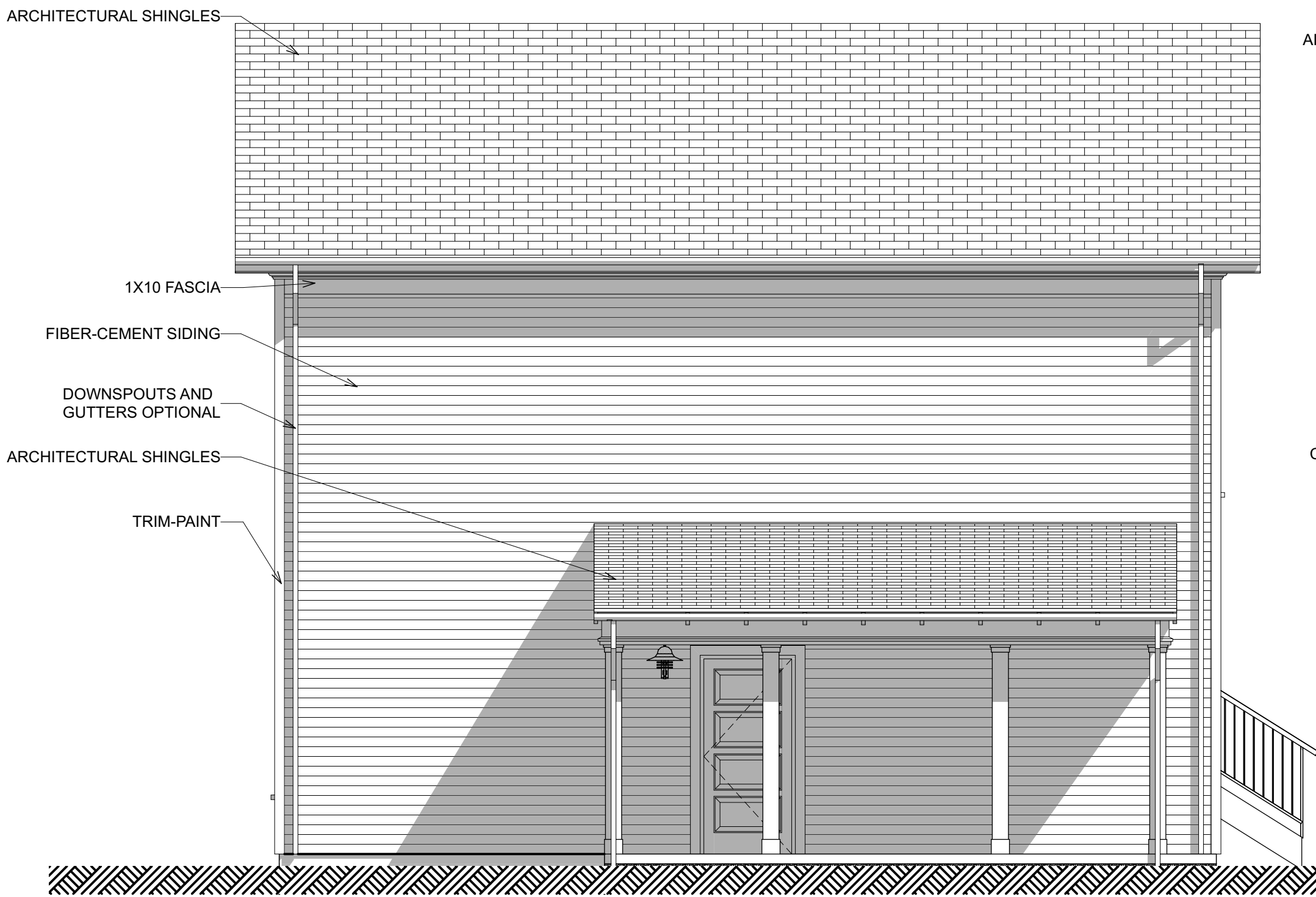
FLOOR PLAN LEGEND

- SHADED WALLS INDICATE FIRE RATED WALL CONSTRUCTION TO SEPARATE UNITS. SEE WALL TAG ON FLOOR PLAN FOR NUMBER OF HOURS WALL IS REQUIRED TO BE RATED FOR. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.
- SHADED FLOOR AREA INDICATES 2 HOUR FIRE RATED FLOOR CONSTRUCTION TO SEPARATE UNITS. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.
- SHADED FLOOR AREA INDICATES AREAS WITH EITHER A DROPPED CEILING OR A SOFFIT FRAMED AT 7'-6" ABOVE FINISH FLOOR TO ACCOMMODATE AN ABOVE CEILING H.V.A.C. UNIT & DUCTWORK TO SERVE ADJACENT ROOMS.

GENERAL NOTES

- LOCATE AND MARK ALL UTILITY, SERVICE AND SYSTEMS LOCATIONS PRIOR TO COMMENCEMENT OF WORK. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITY COMPONENTS.
- DIMENSIONS ARE SHOWN TO BE FACE OF NOMINAL STUDS, MASONRY VENEER AND TO THE CENTERLINES OF DOORS, WINDOWS AND COLUMNS. (UNLESS NOTED OTHERWISE)
- PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED TO INSTALL CABINETS, HANDRAILS, TOILET ACCESSORIES, ADA ACCESSIBLE ACCESSORIES PER FAIR HOUSING REQUIREMENTS, ETC.
- FINISH MATERIALS ARE TO BE INSTALLED BEHIND AND BENEATH APPLIANCES, KNEE SPACES, MOVE-ABLE EQUIPMENT, ETC...
- COORDINATE EQUIPMENT ROUGH OPENING SIZES AND LOCATIONS WITH THE RESPECTIVE EQUIPMENT.
- INSTALL INTERIOR DOORS SUCH THAT THERE IS A 4" CLEAR ON THE HINGE SIDE OF THE DOOR TO ADJACENT FINISHED WALL SURFACE (UNLESS NOTED OTHERWISE).
- NOTE: BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS AND ICC/ANSI A 117.1. GROUND FLOOR DWELLING UNITS TO COMPLY WITH FAIR HOUSING (FH) REQUIREMENTS. NOTE THAT FH REQUIREMENTS VARY DEPENDING ON THE NUMBERS OF UNITS PER SITE WITH MULTIPLE BUILDINGS
- FOUNDATION PLAN AND DETAILS (PLANS TO SHOW COMPLIANCE WITH CITY OF BRYAN MINIMUM FOUNDATION STANDARDS OR AN APPROVED ENGINEERED DESIGN PRIOR TO CONSTRUCTION) SEE SHEET A0.1
- EXTERNAL HVAC UNITS WILL BE INSTALLED ON THE REAR OR SIDES OF RESIDENCE ONLY. UNITS ARE TO BE PLACED OUT OF CRITICAL PATHS.
- EXTERNAL ELECTRICAL PANEL LOCATIONS SHALL BE LOCATED ON THE REAR OR SIDES OF RESIDENCE ONLY.
- SEE THE "CITY OF BRYAN RESIDENTIAL BUILDING PERMIT APPLICATION REQUIREMENTS" FOR LIST OF DETAILS REQUIRED TO FINISH THIS SET OF DRAWINGS.

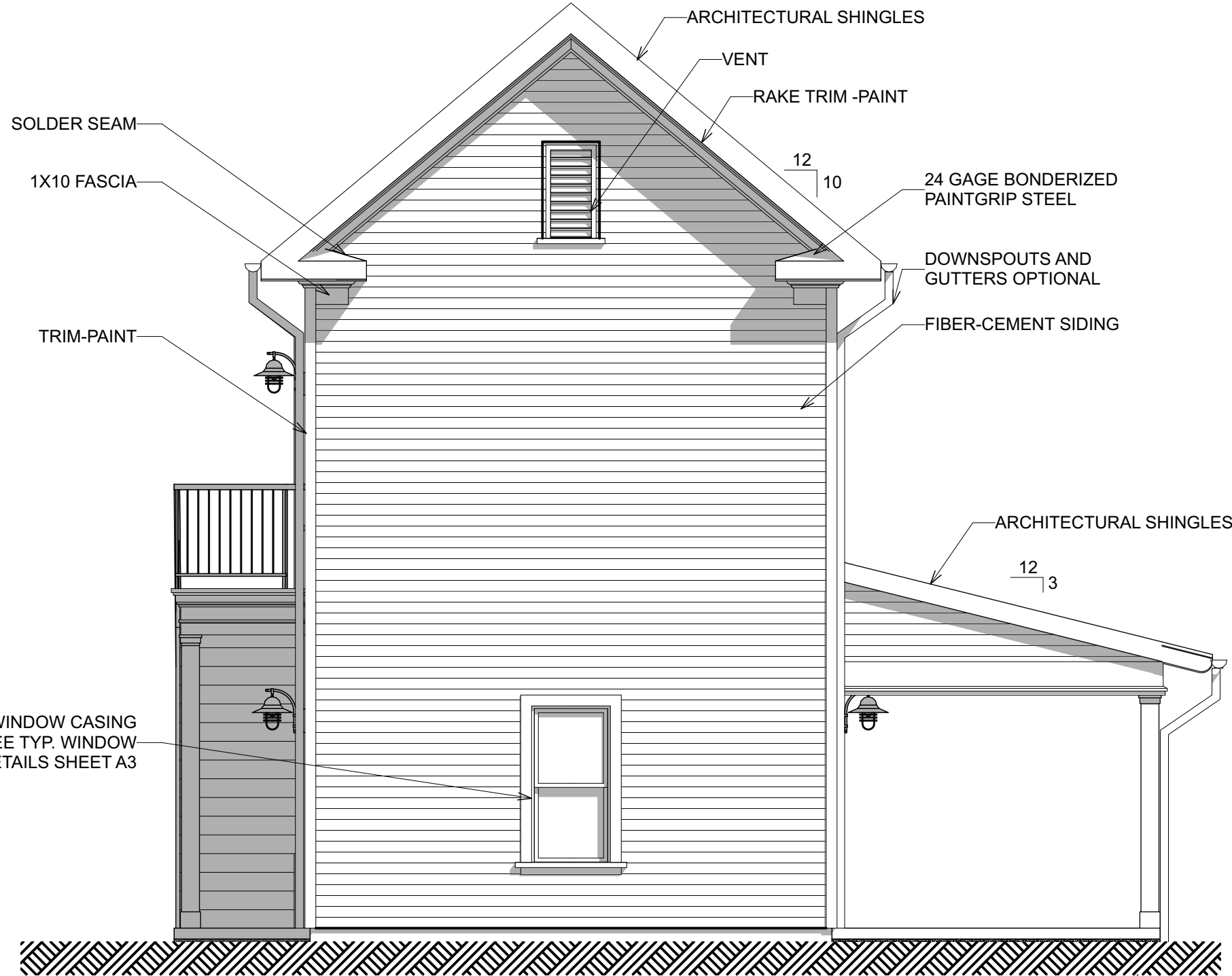
NOTE: REFER TO ATTACHED SPECIFICATIONS
SECTION 09900 EXTERIOR PAINTS AND
COATINGS FOR ALL EXTERIOR FINISHES.



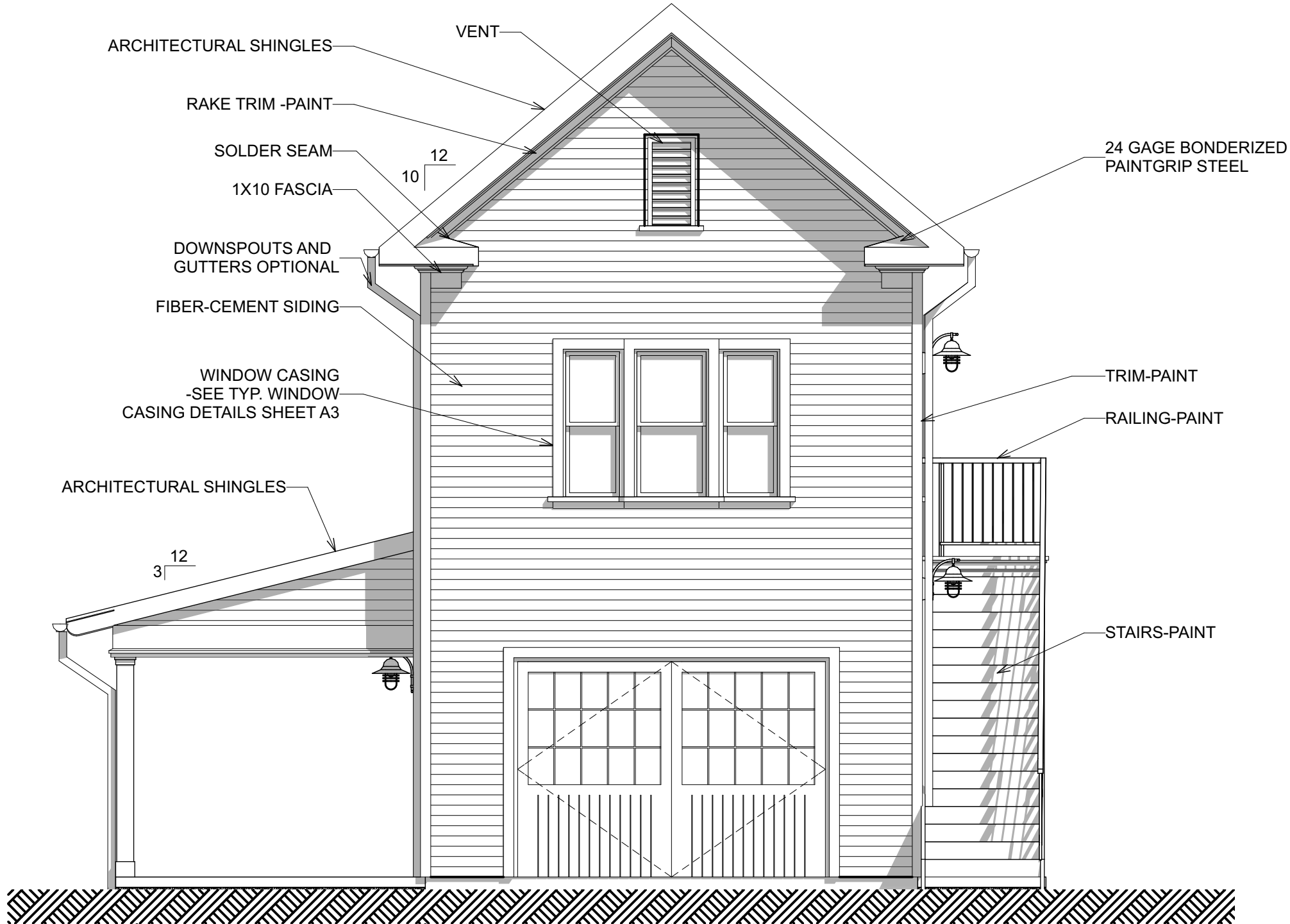
1 BACK ELEVATION -STACKED W/GARAGE
SCALE: 1/4" = 1'-0"



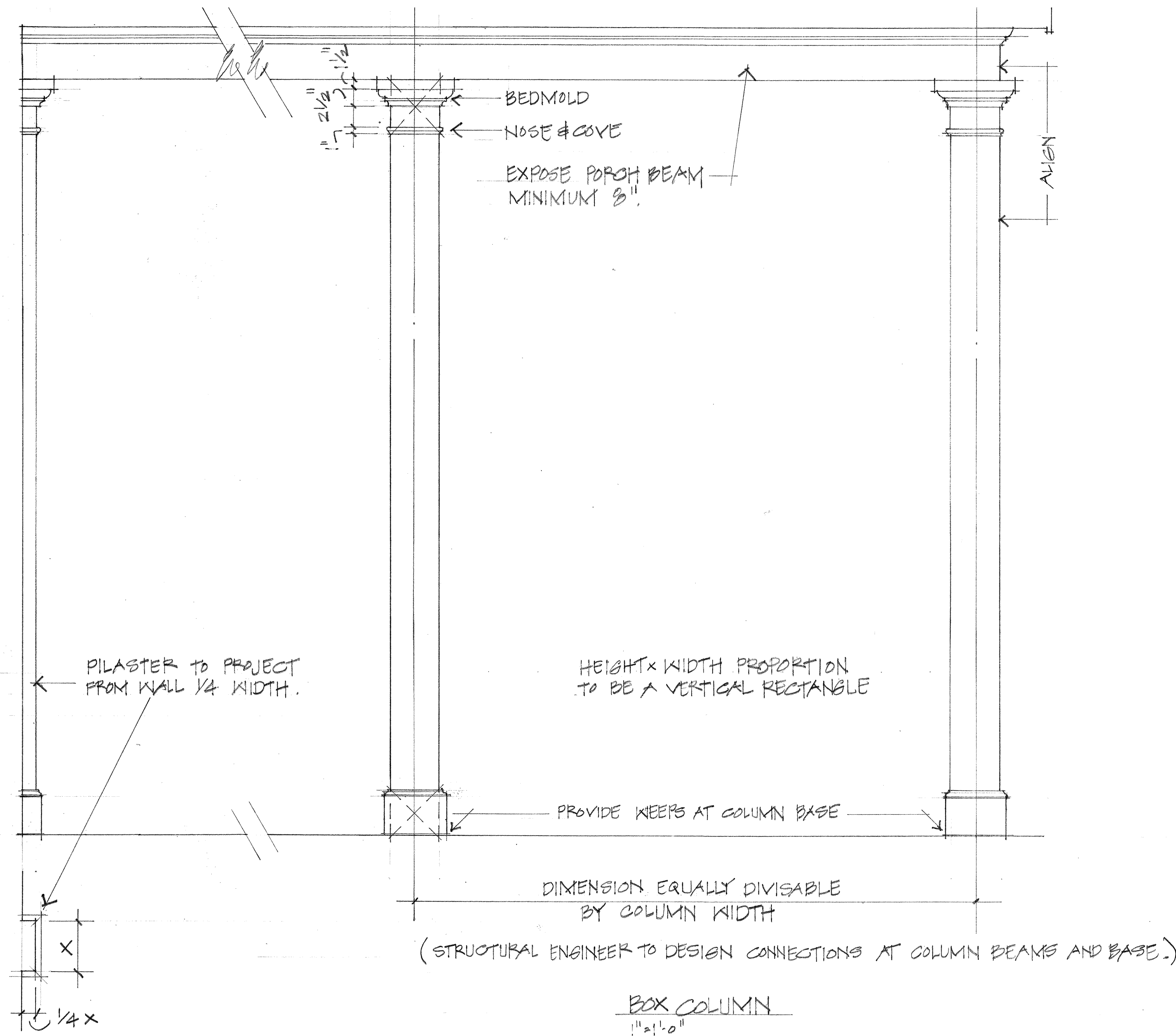
2 FRONT ELEVATION -STACKED W/GARAGE
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION -STACKED W/GARAGE
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION -STACKED W/GARAGE
SCALE: 1/4" = 1'-0"



5 TYPICAL COLUMN DETAILS
SCALE: 1" = 1'-0"

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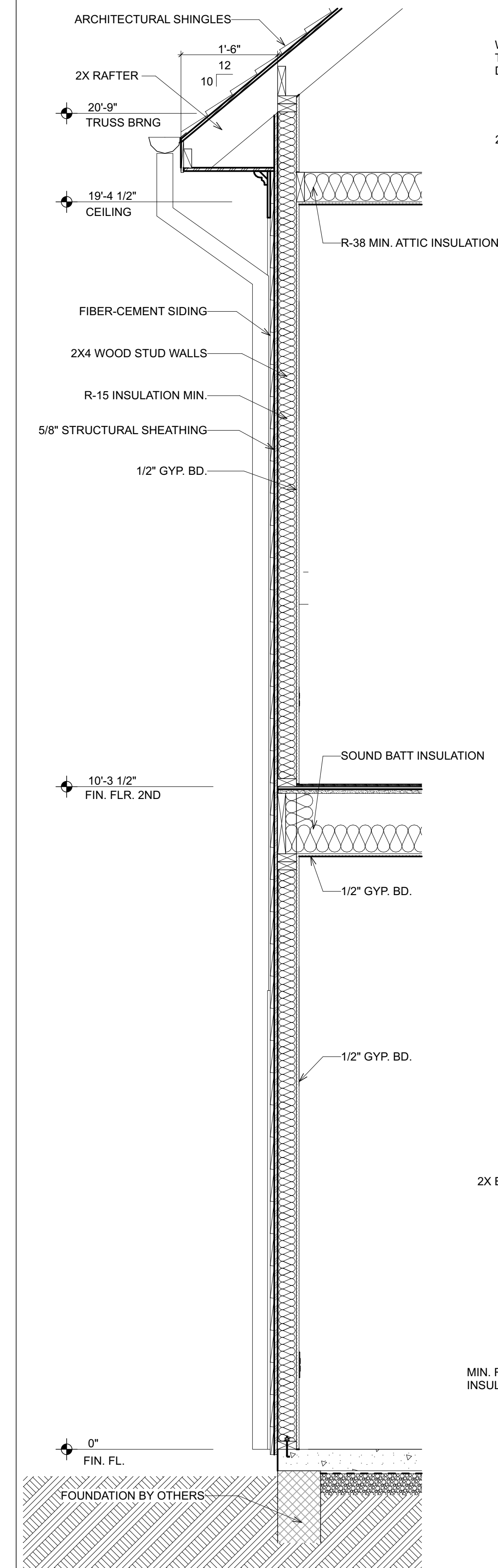
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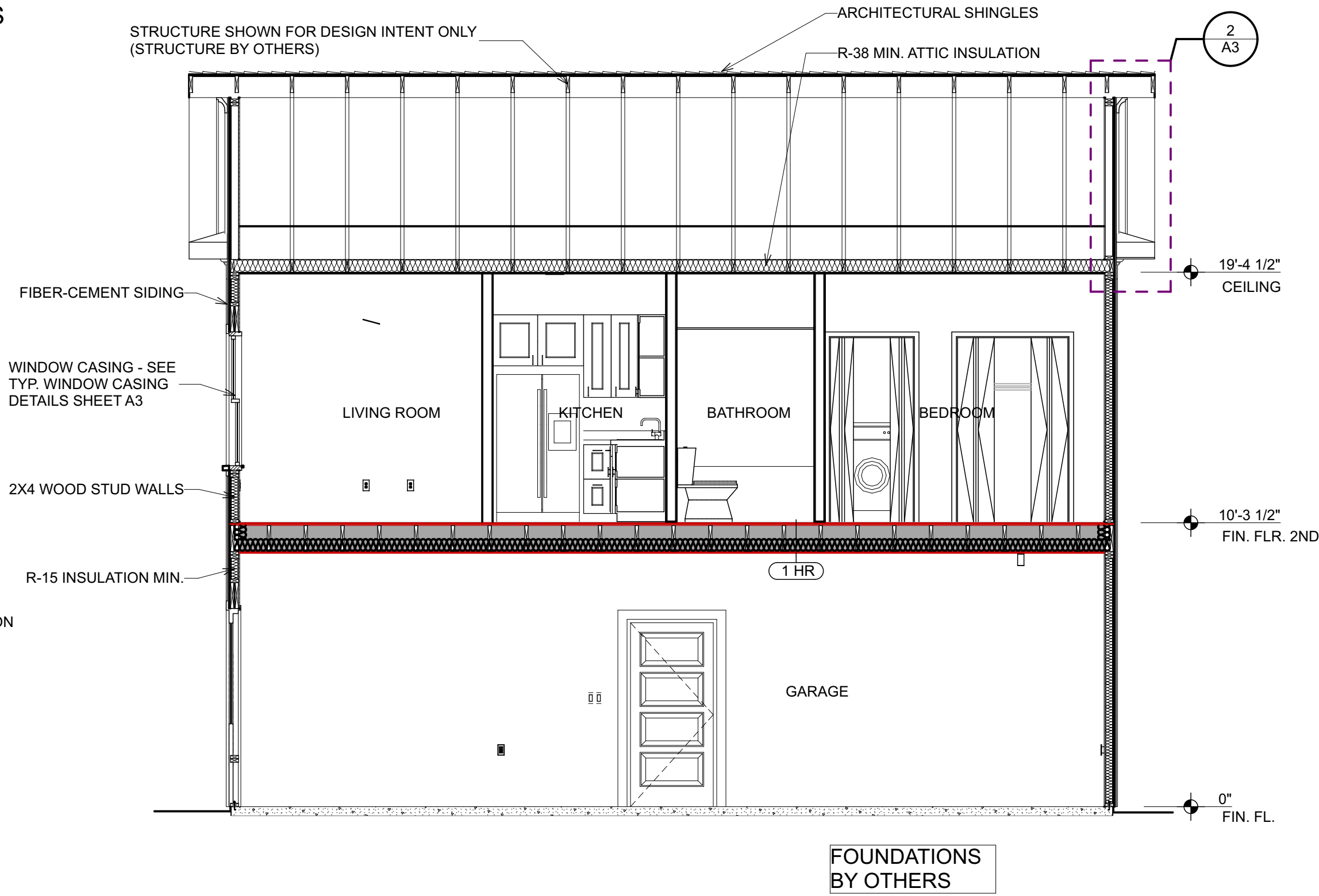
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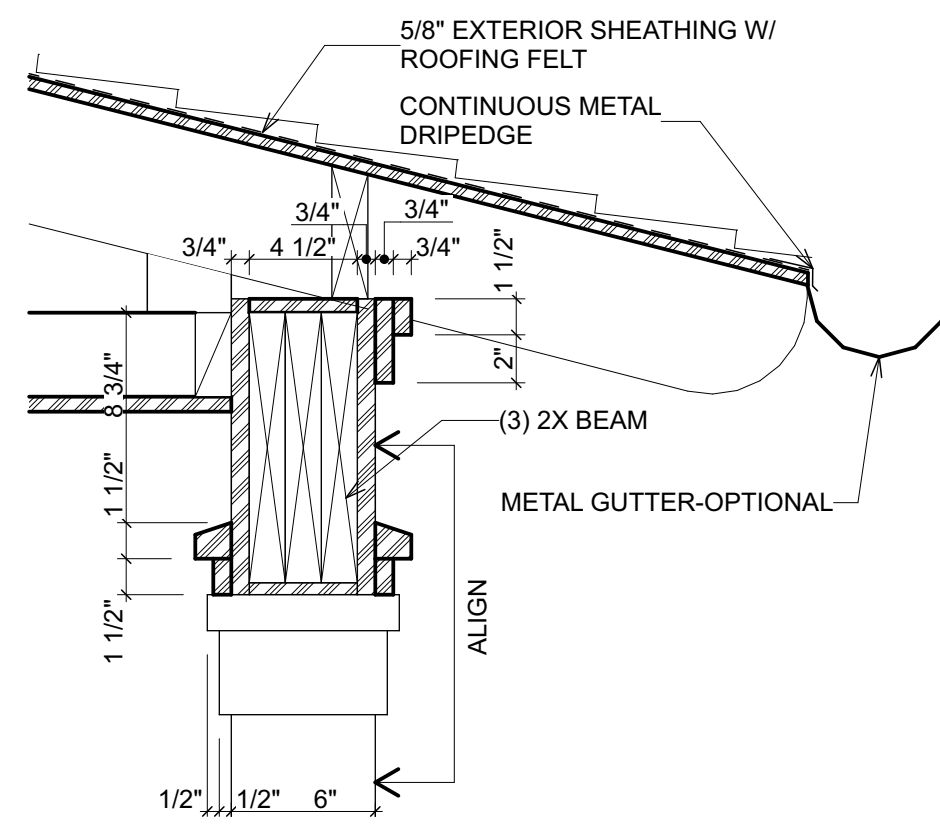
NOTE: REFER TO ATTACHED SPECIFICATIONS
SECTION 09900 EXTERIOR PAINTS AND
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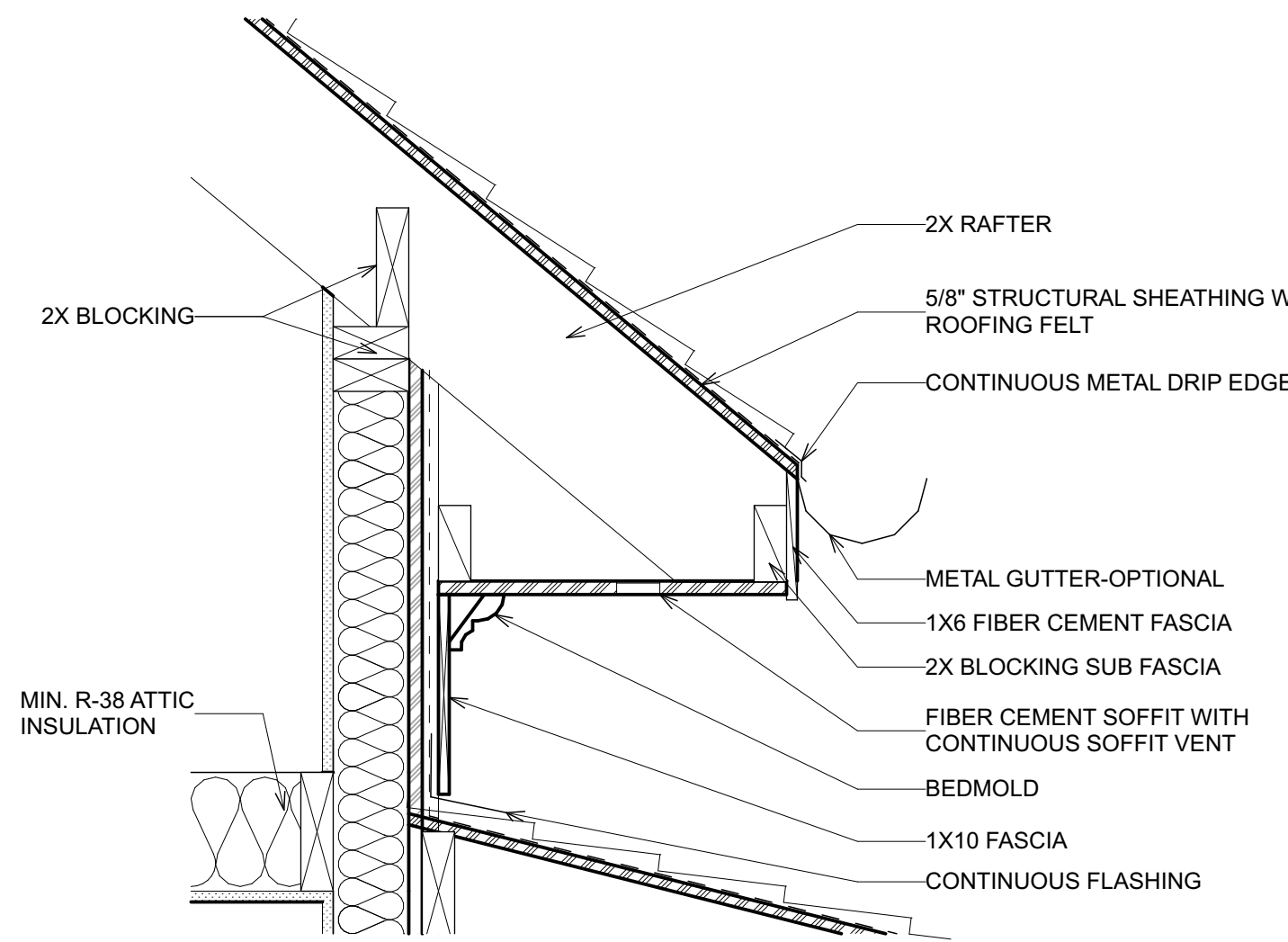
3 TYPICAL 2 LEVEL WALL SECTION
SCALE: 3/4" = 1'-0"



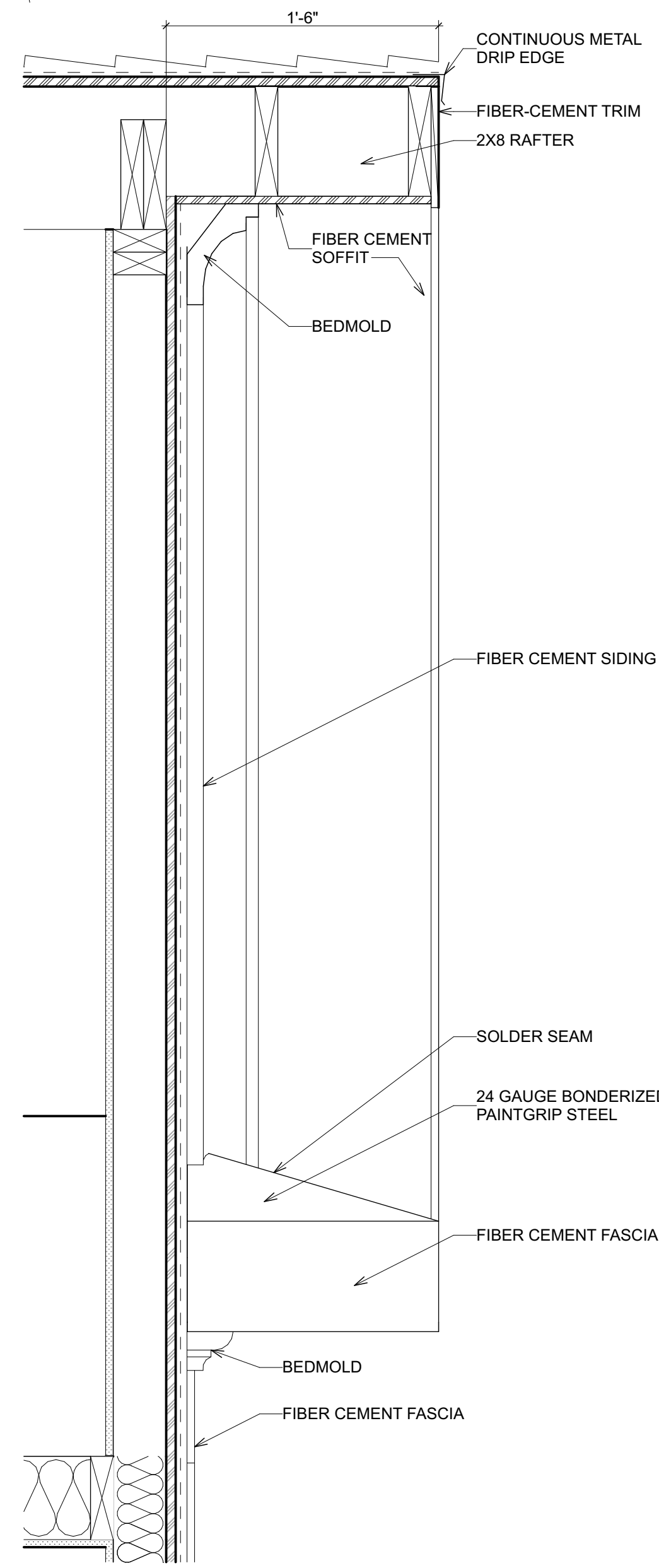
1 LONGITUDINAL SECTION-2 LEVEL 1 BED GARAGE
SCALE: 1/4" = 1'-0"



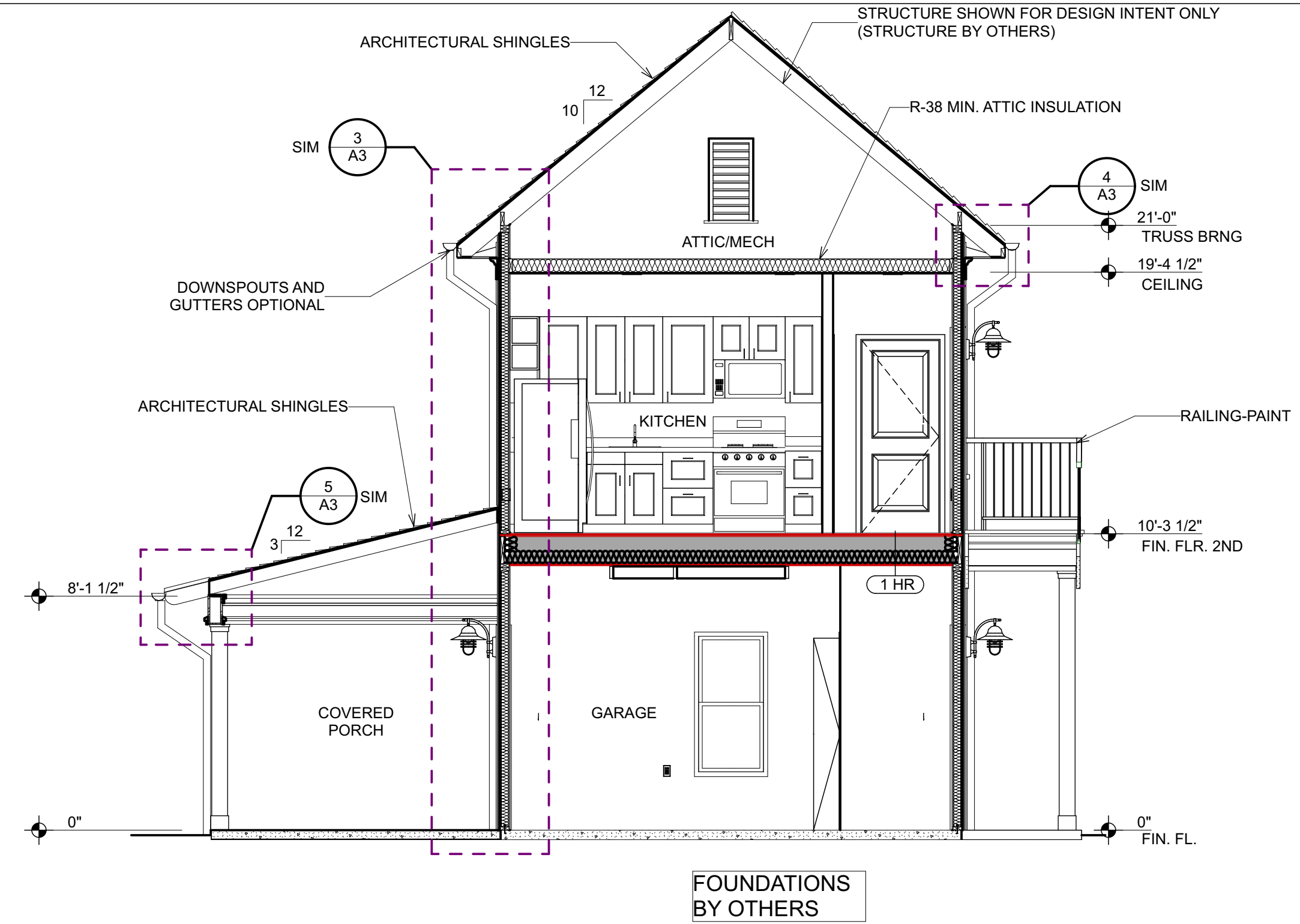
4 DETAIL AT PORCH EAVE
SCALE: 1 1/2" = 1'-0"



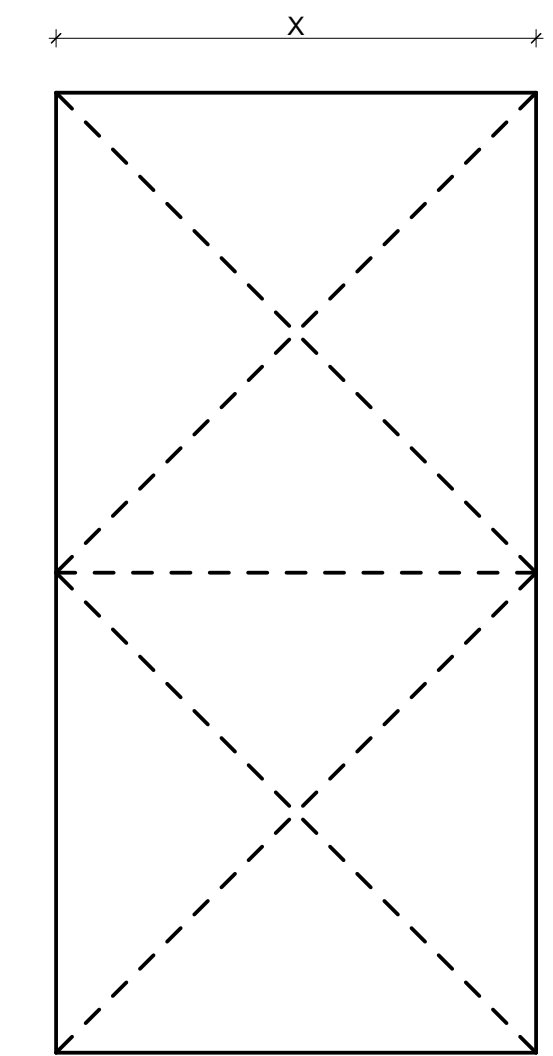
5 DETAIL AT EAVE
SCALE: 1 1/2" = 1'-0"



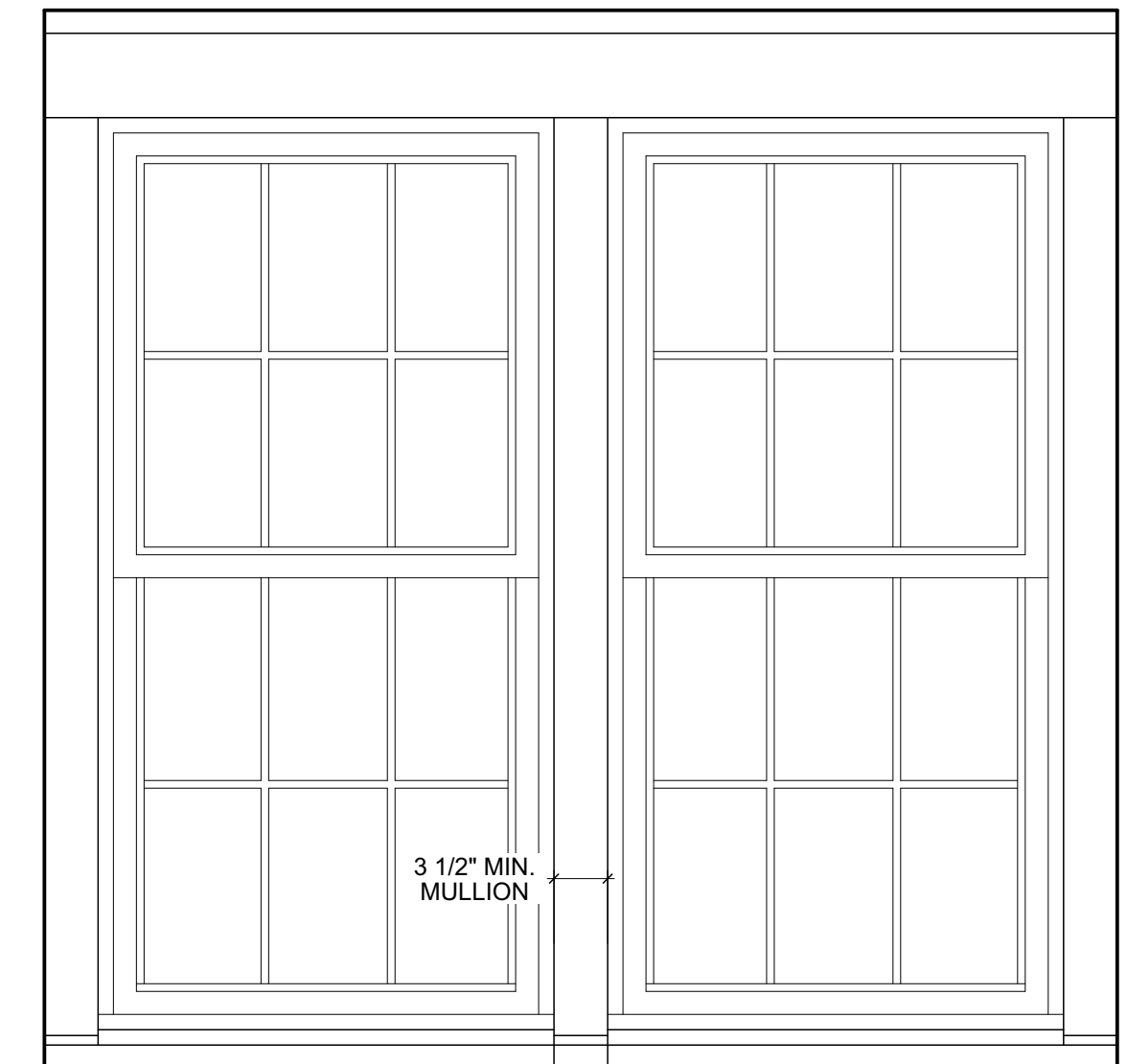
6 DETAIL AT GABLE END
SCALE: 1 1/2" = 1'-0"



2 CROSS SECTION-2 LEVEL 1 BED GARAGE
SCALE: 1/4" = 1'-0"



WINDOW PROPORTIONS



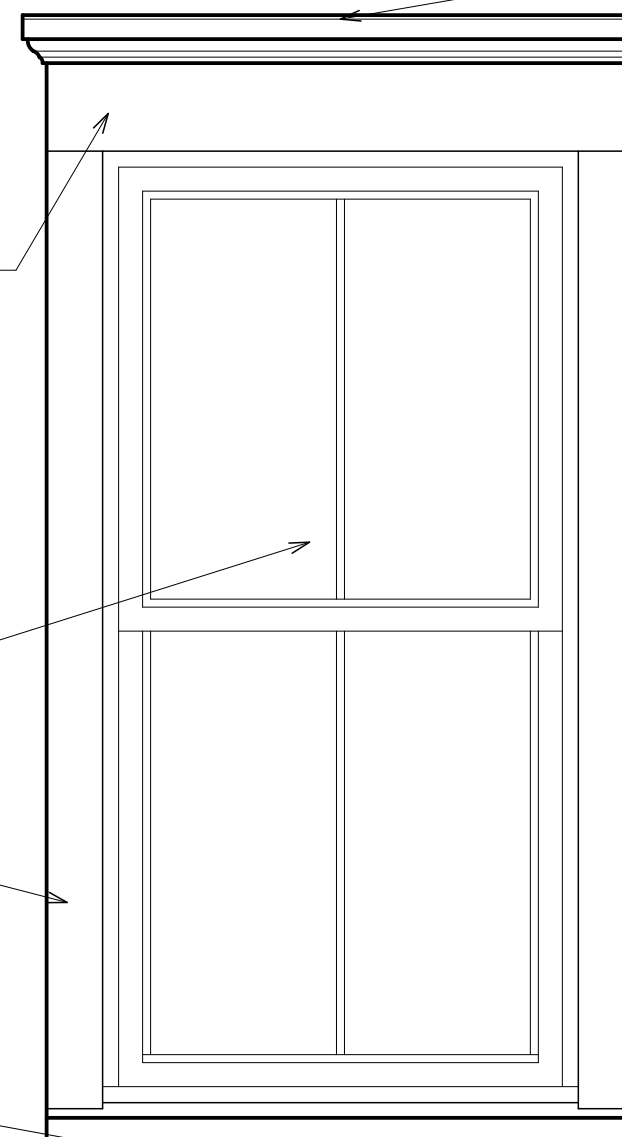
GANGED WINDOWS

1:6 PROPORTION OF WINDOW WIDTH (MIN.)
HEAD CASING SHOULD BE EQUAL TO OR WIDER THAN THE JAMB CASING

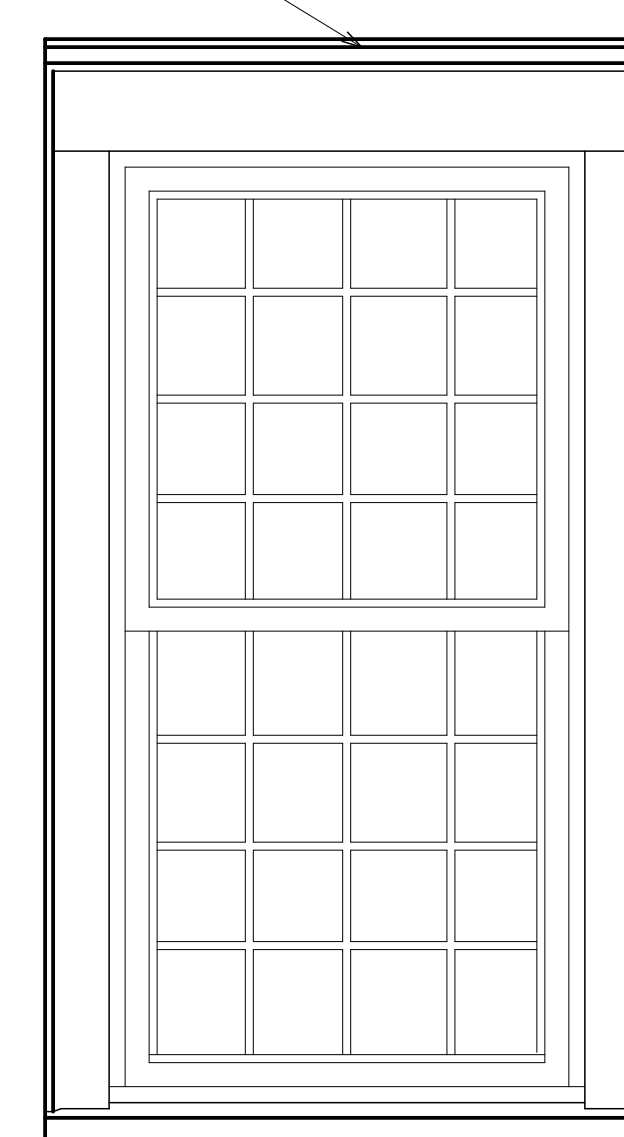
WINDOW PANES SHOULD BE VERTICAL RECTANGLES OR SQUARE

FIBER-CEMENT WINDOW CASING TYPICAL

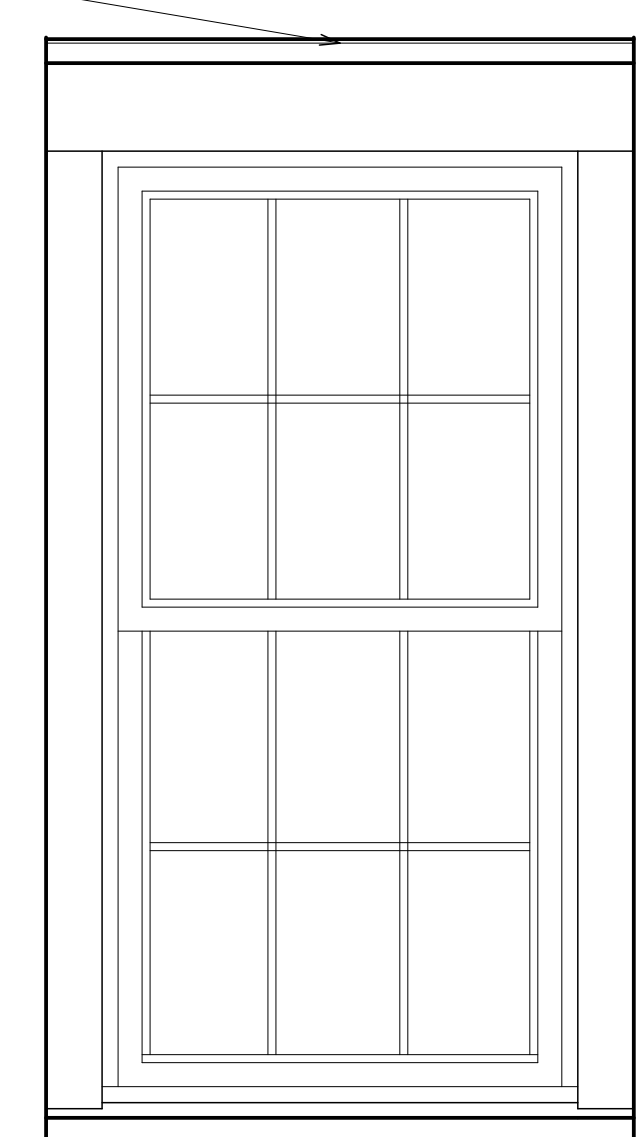
NO APRON CASING BELOW SILL



CROWNED HEAD CASING



BANDED CASING



FLAT CASING

7 TYPICAL WINDOW CASING DETAILS
SCALE: 1" = 1'-0"